

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Kim Duncan

Public Hearing: Yes: X No:

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TITLE: **USE PERMIT NO. UP2003-48; ENVIRONMENTAL ASSESSMENT NO. EA2003-12**

Proposal: Request for approval of a 167,900 square foot religious facility in three vacant buildings located in the Heavy Industrial Zoning District.

Location: 995, 1201, 1225 Montague Expressway

APN: 086-31-058 and 059

RECOMMENDATION: **Approval with conditions**

Applicants: Arc Tec, Inc., 2960 East Northern Avenue, Building C, Phoenix, AZ 85028.

Korean First Baptist Church, 2500 Senter Road, San Jose, CA 95111

Property Owner: Montague Milpitas LLC, c/o South Bay Development, 1690 Dell Avenue, Campbell, CA 95008.

Previous Action(s): EIA, "S" Zone Approval, "S" Zone Approval Amendment, Minor Tentative Map, Use Permit and Amendment

General Plan Designation: Heavy Industrial

Present Zoning: Heavy Industrial with an S-Zone Overlay (M2-S)

Existing Land Use: Vacant industrial buildings

Agenda Sent To: Applicant, project manager and property owner

Attachments: Plans, letter of request from applicant with attachments, traffic analysis, letter from Enviro Safetech dated December 22, 2003, environmental assessment EA2003-12, letters and petitions of support, letter from adjacent property owner, letter from applicant dated January 6, 2004.

PJ# 3168

BACKGROUND

On December 11, 1996, the Planning Commission approved an "S" Zone application and adopted a Mitigated Negative Declaration (EIA No. 672) for development of the 69 acre Fleming Food site. The proposed development included four new research and development/office buildings (Buildings A, B, C & D) located on the northeast corner of Montague Expressway and Interstate 680. Subsequent approvals include Use Permit approval and "S" Zone approval-amendment to develop three warehouse shells, increase FAR from 40% to 57%, and a Minor Tentative Map. Construction of the four research and development buildings was completed in 2000 and the buildings have remained vacant.

Site and Area Description

The project site consists of three vacant research and development buildings located on two adjacent parcels at the northwest corner of Interstate 680 and Montague Expressway. The parcel located on the western portion of the project site is approximately 5.38 acres and developed with two research and development buildings (Buildings A and B). The parcel to the east is approximately 7.02 acres and also developed with two research and development buildings (Buildings C and D). A centrally located driveway between the two parcels provides primary two-way access to the business park from Montague Expressway. The four buildings have remained vacant since construction was completed in 2000.

Uses surrounding the project site include industrial buildings occupied by tenants such as McCabe's Quality Foods, Graebel Van Lines and One Work Place to the north and a vacant chemical production plant to the west. The parcels are bound on the south by Montague Expressway and on the east by Interstate 680.

THE APPLICATION

Pursuant to Milpitas Municipal Code Sections 31.03-4.1 (Heavy Industrial, Conditional Uses – Churches) and Section 57.00 (Use Permits), the applicant is requesting approval of Use Permit No. UP2003-48 for a religious facility within the Heavy Industrial (M2) zoning district.



PROJECT DESCRIPTION

The three building, 167,900 square foot church campus would consist of the following:

Building B: 38,043 square foot / 2-stories

Proposed Uses	Proposed Hours of Operation	Proposed Days of Operation
Gymnasium/fitness, community service center, praise and concert hall, thrift shop, game room, multi-purpose room, mission training room, church history room, volunteer support hall	9:00 a.m. – 6:00 p.m.	Saturday & Sunday

Building C: 55,889 square foot/2-stories

Proposed Uses	Proposed Hours of Operation	Proposed Days of Operation
Entry/reception, main sanctuaries/church services (10:00 a.m.-11:00 a.m.) and study classes (11:00 a.m. – 2:00 p.m.); seminar, multi-purpose and conference rooms; choir, toddler, fellowship and prayer rooms; library, bookstore and coffee shop; broadcasting	9:00 a.m.-6:00 p.m.	Sunday
Entry/reception, main sanctuaries/church services, and choir; seminar, multi-purpose and conference rooms; toddler and prayer rooms; library, bookstore, and coffee shop	7:30 p.m. – 9:30 p.m.	Wednesday
Choir and fellowship rooms, study classes, library, book store, coffee shop	7:30 p.m. – 9:30 p.m.	Friday
Administrative offices	9:00 a.m. – 6:00 p.m.	Tuesday – Sunday

Building D: 63,024 square foot/2-stories

Proposed Use	Proposed Hours of Operation	Proposed Days of Operation
Cafeteria, church service (10:00 a.m. – 11:00 a.m.), study classes (11:00 a.m. – 3:00 p.m.), indoor playground, library, sanctuaries	9:00 a.m. – 6:00 p.m.	Sunday
Church services, cafeteria, sanctuaries	7:30 p.m. – 9:30 p.m.	Wednesday
Study classes	7:30 p.m. – 9:30 p.m.	Friday

The applicant is also proposing an outdoor basketball court and outdoor patio seating area, however, no exterior modifications to the existing building are proposed at this time.

All proposed uses will be for parish patron use only and not for any commercial retail uses. In addition, the applicant is not proposing a child day care facility with this application. Although religious instruction will be provided, the project will not be operating as a school, as defined in the Milpitas Zoning Ordinance, Section 2.69 (institutions that offer instruction required for public schools by the California State Education Code).

ISSUES

Religious use in Heavy Industrial zoning district

Since the City incorporated in 1954, religious facilities have been allowed in the Heavy Industrial (M2) zoning districts with conditional use permit approval from the Planning Commission. According to staff research, the Planning Commission has approved at least six (6) use permits for religious facilities in Heavy Industrial (M2) zoned districts since 1990.

Parking

The zoning ordinance sets a minimum parking standard for religious facilities based on seating or occupancy of the sanctuary or main assembly area, as well as number of classrooms and square footage of office spaces. The minimum standard is one space per five (5) seats (or its equivalent), plus 1 space per classroom and 1 space per 200 square feet of office space. Based on church facility peak occupancy time of 10:00 a.m. to 11:00 a. m. (1,500 adult occupants) the minimum required parking for this project is 404 parking spaces (See Table 3 below). When the Fleming Business Park was developed, parking was based on 1 space per 300 square foot ratio for research and development uses, requiring 725 parking spaces. However, according to plans submitted by the applicant, there are 896 existing parking spaces provided on the 2-parcel site. Therefore, staff is confident there is more than adequate parking to accommodate the proposed project parking needs.

Table 3-Korean First Baptist Church Parking Requirements

Use	Parking ordinance requirement	Parking required
Sanctuary	1 space per 5 seats	300 spaces
Classrooms	1 space per classroom	92 spaces
Offices	1 space per 200 sq.ft. net floor area	12 spaces
Total required		404 spaces

It should be noted, however, that one of the four existing research and development buildings (Building A) is not included in this application. Therefore, staff recommends, as a condition of approval, that the applicant shall submit and record a cross-parking agreement between all parcels prior to issuance of certificate of occupancy.

Solid Waste/Recycling

The applicant is not proposing any new garbage facilities. It is expected that the new use would not generate higher levels of garbage than the previous research and development use, therefore it is anticipated the existing waste/recycling facilities would be adequate to serve the new use. However, as a condition of approval, staff recommends the applicant submit evidence to the City that minimum refuse and recycling services have been subscribed for the project.

Environmental Review

An initial study (EA2003-12) and a Negative Declaration have been prepared for this project. The twenty-day public review period was from December 23, 2003 to January 12, 2004. Any comments received will be presented at the public hearing for this project. The environmental assessment identifies the following potential impacts related to this project:

- Hazards and Hazardous Materials
- Transportation/Traffic

Further discussion of other potential impacts and mitigation measures are included in the attached Environmental Assessment No. EA2003-12.

Hazardous Materials: When the Fleming Business Park was proposed in 1996, a Risk Assessment was completed by Enviro Safetech, Inc. as part of the application. According to the Risk Assessment, chlorine (Jones Chemical) and ammonia (McCabe's Foods) were the two most significant toxic substances generated from nearby industrial properties at the time of development. It was determined that potential impacts from an accidental airborne hazardous material release could be reduced to a level of insignificance if a detection and notification system is installed on-site which has the capability of closing down ventilation intake systems throughout the site. As a condition of approval, a Site Emergency Preparedness Plan (Emergency Action Plan) was created for and implemented by each tenant on this property.

According to a hazardous materials survey submitted by Enviro Safetech (December 22, 2003), ammonia release is now the only potentially significant toxic substance of concern identified in the area (Jones Chemical no longer conducts operations near the project site). The Risk Assessment determined potential impacts from these off-site risks can be reduced to a non-significant level by installation and maintenance of a monitoring, detection and response system, combined with emergency preparedness plans. Mitigation measures implemented for the Fleming Business Park include an airborne chemical monitoring system (sensors), with detection and response/notification capabilities, in-place notification communication system, air flow/exchange ventilation systems, risk reduction plan, Site Emergency Preparedness Plan (describing evacuation/shelter-in-place programs) and annual updates of the Site Emergency Preparedness Plan. The project applicant, as a condition of approval, will be required to implement the previously approved mitigation measures for the Fleming Business Park specific to the religious facility use and annually update the Emergency Action Plan for Fire Department review and approval.

Traffic/Circulation: A centrally located driveway between the two parcels provides primary two-way circulation access to the business park from Montague Expressway. Pedestrian access between Building B and Building C is provided by a crosswalk constructed of scored, red pavers. In addition, there is an existing monument sign near the crosswalk that could hinder sight

distance. Because of the trucking traffic, staff had concerns about pedestrian access between Building B and Building C. According to a traffic/circulation study submitted by the applicant, the proposed church would generate less off-site traffic during peak hours than the research and development use that it is replacing. While the church would be sharing a driveway with warehouses that generate truck traffic, there is very little truck traffic on weekends when the church would be busiest. Thus, no conflicts are expected between trucks and church patrons. However, due to concerns regarding truck driver/pedestrian visibility, staff is recommending, as a condition of approval, that crosswalk guards are posted at the driveway crosswalk during Wednesday and Friday evening peak hours, as well as Sundays from 10:00 a.m. to 3:00 p.m. Staff is also recommending "Pedestrian Crossing" directional signage is posted on the driveway north and south of the crosswalk intersection to alert truck drivers of the presence of pedestrians. In addition, staff is recommending "Truck Crossing" directional signage posted between Buildings B and C on the crosswalk to alert pedestrians of the presence of trucking vehicles.

Long Term Impacts

The proposed project is for the operation of a religious facility located in an existing Heavy Industrial (M2) zoning district. As conditioned, the applicant will be responsible for annually updating and modifying the required Emergency Action Plan for Fire Department approval as new tenants and hazardous materials are introduced into the industrial business park. The proposed project, as conditioned, will not require more restrictive standards for future tenants of the business park because of the religious facility.

Use Permit Findings

Any approval of a Use Permit or Use Permit Amendment requires that the Planning Commission make the following findings:

1. The proposed use is consistent with the Milpitas Zoning Ordinance.
2. The proposed use is consistent with the Milpitas General Plan.
3. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.

The following sections explain how the proposed project, as conditioned, meets these findings.

Conformance with the Zoning Ordinance and General Plan: The proposed church facility is located in three vacant industrial buildings on the northwest corner of Montague Expressway and Interstate 680. The proposed use will generate less off-site traffic than the existing research and development use, and pedestrian safety will be secured by posting "Pedestrian Crossing" and "Truck Crossing" signage, as well as the presence of crosswalk guards. In addition, as a condition of approval, the applicant will be required to implement the previously approved mitigation measures for Fleming Business Park that include a evacuation/shelter-in-place program and Emergency Action Plan that addresses "shelter-in-place" programs to the Fire Department for approval prior to occupancy. Therefore, the proposed project is consistent with the Zoning Ordinance in terms of circulation, safety for vehicular/ pedestrian traffic, securing safety from fire and other dangers, and promote the public health, safety, peace, morals, comfort and welfare consistent with Section 57 of the Milpitas Zoning Ordinance.

In addition, the proposed church facility is consistent with the "M2" Zoning District, which conditionally permits religious facilities (churches), following review and approval by the

Planning Commission. Due to the off-hours operation of the proposed project, and implementation of previously approved mitigation measures for Fleming Business Park, the proposed use, as conditioned, will not be detrimental or injurious to property or improvements in the vicinity, nor to the public health, safety, and general welfare.

The proposed use does not conflict with any General Plan policies, and is consistent with Guiding Principle 2.d-G-2, which encourages development of adequate civic, recreational and cultural centers in locations for the best service to the community and in ways which will protect and promote community beauty and growth. While the site is located amidst industrial uses, on a larger scale, the location provides convenient access to parishioners who live both in the City and in nearby communities.

Neighborhood/Community Impact

As conditioned, the proposed religious facility is not anticipated to create a negative community impact. The project is well suited to the site and peak-parking demands will occur weekly on Saturday and Sunday, as well as Wednesday and Friday evenings, which is not when neighboring tenants experience their peak demand. Therefore, staff concludes that the project as conditioned, will not negatively impact the surrounding neighborhood.

Communications

Staff has received numerous letters and two petitions all in support of the proposed use. In addition, staff received a letter (all communications are included in the Commissioner's packets) from an adjacent property owner expressing the following concerns regarding the religious facility use in the Fleming Business Park:

- Truck traffic
- Airborne toxic release upwind
- Ammonia cooled facility on-site at Fleming Business Park
- Long-term incompatibility of use

As discussed in the body of this staff report, the proposed church use peak hours are during off-hour operating times of the existing industrial uses, significantly limiting church patron exposure to toxic materials and truck traffic during normal business operating hours. The project, as conditioned, will require the applicant to post "Pedestrian Crossing" and "Truck Crossing" signage, as well as provide crossing guards at the crosswalk. In addition, the previously approved mitigation measures for the Fleming Business Park include an airborne chemical monitoring system, evacuation/shelter-in-place program and Emergency Action Plan. As a condition of approval, the applicant will be responsible for annually updating and modifying the required Emergency Action Plan as new tenants and hazardous materials are introduced into the industrial park, therefore the proposed project will not require more restrictive standards for future tenants because of the religious facility. Staff believes the proposed use, as conditioned, will not be detrimental or injurious to the public health, safety, and general welfare. In addition, the proposed use is permitted as a conditional use in the Heavy Industrial zoning district per the Milpitas Zoning Ordinance, Section 31.03-4.1 (Heavy Industrial, Conditional Uses – Churches).

RECOMMENDATION

Close the Public Hearing. Adopt Initial Study and Negative Declaration No. EA2003-12 and approve Use Permit (P-UP2003-16) based on the Findings and Special Conditions of Approval listed below:

FINDINGS

1. The proposed project, as mitigated, will not create any significant environmental impacts as defined by the California Environmental Quality Act.
2. The proposed religious facility complies with the City's Zoning Ordinance in terms of land use and development standards for the Heavy Industrial zoning district.
3. The project is consistent with the Milpitas General Plan in that it provides a religious facility in a location that will serve the both the immediate and larger neighborhood (Citywide).
4. The project is not anticipated to result in a negative community impact as religious facilities are allowed with appropriate conditions within the Heavy Industrial (M2) zoning district.

SPECIAL CONDITIONS

1. This Use Permit No. UP2003- 48 approval is for an approximate 167,900 square foot, religious facility campus within three existing industrial buildings as shown on the approved plans dated January 14, 2004. This approval is not for child day care facilities, operation as a school (as defined by Section 2.69 of the Milpitas Zoning Ordinance), commercial/retail sales, or for any exterior modifications to the existing building. Any future modification to the project as proposed will require an "S" Zone Approval Amendment and/or Use Permit Amendment by the Planning Commission. Minor modifications can be submitted to the Planning Division for processing pursuant to Section 42 of the zoning ordinance. (P)
2. This use shall be conducted in compliance with all appropriate local, state and federal laws and regulations, and in conformance with the approved plans. (P)
3. The applicant shall submit a detailed sanctuary seating plans with application for building permit to the City for review and approval. (P)
4. The applicant shall submit to the city evidence that a minimum of 2 adult crosswalk guard services have been subscribed during all peak hours of operation. (P)
5. Prior to building permit issuance, the applicant shall submit to the city a site plan indicating the location of "Pedestrian Crossing" and "Truck Crossing" signage located at the crosswalk and entryway for city review. In addition, the applicant shall submit to the Planning Division staff a sample of each sign for review and approval. (P)
6. Prior to issuance of occupancy permit, the applicant shall install "Pedestrian Crossing" and "Truck Crossing" signage located at the crosswalk and entryway. (P)
7. *(Mitigation Measure 1-previously approved mitigation measure modified for this proposal) The applicant shall design, as outlined within the Risk Assessment, an airborne chemical monitoring system (sensors), with detection and response/notification capabilities. Additionally, each building shall have an in-place communication system for notifying occupants via pre-recorded message in the event of an incident and then*

directing them on emergency procedures to follow. Part of each building response system will also include a ventilation system which will be designed to calculate the airflow and air exchanges within the building in the event of an incident. A risk reduction plan outlining the operational aspects of this system shall be submitted to the Fire Department for review and approval, prior to building permit issuance. An agreement to annually test, update and maintain this monitoring, detection and response system shall be included within this plan. (P,F)

8. *(Mitigation Measure 2-previously approved mitigation measure modified for this proposal) The applicant shall prepare, to the satisfaction of the City's Fire Department, an Emergency Action Plan for all buildings on-site which recognizes the nature of risks at the project site and in the industrial area surrounding the project site. Such a plan shall describe the evacuation/shelter-in-place programs and all related emergency procedures. The Emergency Action Plan shall include measures to protect personnel who are on facility premises, both inside and outside buildings at the time of a detection and subsequent alarm. This plan shall also include provisions for emergency supplies. The development of the plan is the responsibility of the applicant and shall be approved prior to building permit issuance. Proper implementation of this plan on an on-going basis shall be achieved by the property owner, to the satisfaction of the City's Fire Department, by submitting proof, on an annual basis, which indicates training and outreach have occurred. (P,F)*
9. *(Mitigation Measure 3-previously approved mitigation measure modified for this proposal) The applicant shall update, to the satisfaction of the city's Fire Department, the Emergency Action Plan on an annual basis. This update shall be conducted by a qualified safety consultant and shall be coordinated with the City's Fire Department in order to assure continuity of the implementation of the plan. (P,F)*
10. All roof-top equipment shall be shielded from view in a manner to the approval of the Planning Commission or its designee as specified in Section XI-10-42.10-2 of the Milpitas Municipal Code. Prior to the issuance of any permit for any roof-top equipment which projects above the height of any existing parapet wall or screen, detailed architectural plans for the screening of this equipment and/or a line-of-sight view analysis demonstrating that the equipment will not be visible from surrounding view points shall be reviewed and approved as specified in Section CI-10-42.10-2 of the Milpitas Municipal Code, in order to assure the screening of said equipment is in keeping with and in the interest of good architectural design principles. (P)
11. If at the time of application for permit there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
12. If at the time of application for a certificate of occupancy there is a project job account balance due to the City for recovery of review fees, a certificate of occupancy shall not be issued until the balance is paid in full. (P)
13. Any occupancy of the tenant space shall not occur until all conditions of approval have been satisfied and verified by the City. (P)

14. The developer shall submit the following items with the building permit application and pay the related fees prior to final inspection (occupancy) by the Building Division (E):

- a. Water Service Agreement(s) for water meter(s) and detector check(s).
- b. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.

Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s).

15. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements. (E)

16. Prior to occupancy permit issuance, the property owner/manager shall submit evidence to the City that the following minimum refuse and recycling services have been subscribed with BFI for commercial services (E):

- a. An adequate level of service for trash collection.
- b. An adequate level of recycling collection.

After the applicant has started its business, BFI commercial representative shall determine the adequacy of the solid waste level of services. If services found to be inadequate, the property owner/manager shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234, x-264.

18. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division (E).
19. We strongly recommend that separate water meter be installed for each building currently all existing buildings are served by one water meter. It is anticipated that buildings will have different uses. (E)

(P) = Planning Division

(E) = Engineering

KOREAN FIRST BAPTIST CHURCH

Conditional Use Permit Project Description Summary

The Korean First Baptist Church is a 23 year old religious institution with a current congregation of approximately 1,300 people, which is the largest Korean congregation in the bay area. The institution is applying for a Conditional Use Permit to allow three existing buildings located at 955, 1201 & 1255 Montague Expressway to be used as a church and, if approved, intends to acquire the property. A church is a permitted conditional use under Article 31.03-4.1 of the City of Milpitas zoning ordinance for this site which is zoned M-2 but was constructed with R&D/office buildings in 2000 that were never occupied.

The Church seeks to locate at the site to better serve its congregation and the local community. The large site, totaling approximately 167,900 square feet in the three buildings on approximately 9.8 acres, will accommodate the congregation's current and future needs. The facilities are designed for church service, prayer, fellowship, religious study, and church administration as well as various accessory uses similar to those found at other religious institutions before and after church services and religious study classes. The church facilities will not be available to the general public and no commercial or retail services will be provided on site.

The application provides a detailed schedule of activities, program summaries for each building, and detailed description of programs and functions. A short list of activities and building program/function is included as Attachment "1." See the daily schedule of activities categorized by time, building, activity and occupancy which is included as Attachment "2" and can be reviewed along with the church site plan for an understanding of building usage which occurs primarily on weekends and two weeknights.

The congregation's use of the church facility and participation in programs and functions will generally occur on Saturday and Sunday between 9:00 and 6:00 p.m. and two weeknights, currently Wednesdays and Fridays, between 7:30 – 9:00 p.m. Approximately 20 adults will utilize the site for church administration purposes Tuesday through Saturday between 9:00 a.m. and 6:00 p.m. The church is a relatively low intensity use during normal business hours compared to the allowed R&D/office uses, resulting in reduced peak hour traffic. The church project meets all city parking requirements with existing on-site parking.

Religious institutions are an important part of any community, and the Korean First Baptist Church should be a welcome addition to the City of Milpitas. Dozens of Milpitas residents support the Church's relocation to the site and believe it is an appropriate use for the existing development.

Attachment "1"

Short Description of Activities and Building Program/Function

The application provides a detailed schedule of activities, program summaries for each building, and detailed description of programs and functions. A short list of activities and building program/function is provided below:

Building C, the main building, is dedicated to the following: main sanctuary with entry and reception area, choir room, fellowship and prayer rooms, rooms for children during religious service, minister's offices, copy room, department offices, bookstore and coffee shop, internet/broadcast studio, technology room, seminary room, multi-purpose room, conference room, mission room, prayer room, and adult library.

Building D will provide the following: cafeteria, classrooms for children's religious study, indoor playground, children's library, medium sanctuary, adult classrooms for religious study, gathering and breakout space for middle and high school aged children, and a small sanctuary.

Building B will provide a fitness/gymnasium area, multipurpose hall and room, community service center and ethnic minorities volunteer support hall, praise hall, concert hall, thrift shop, game room, mission training room, and church history room.

The project also includes limited outdoor activity and seating areas.

Note: Activities, programs and functions accessory to the church use are similar to those found at other religious institutions. The church facilities will not be available to the general public and no commercial or retail services will be provided on site.

Attachment "2"

Schedule of Activities

[See schedule attached.]

EXHIBIT 2

SCHEDULE OF ACTIVITIES

	<u>Time</u>	<u>Building</u>	<u>Activity</u>	<u>Occupants</u>
<u>Monday</u>				
No Activity				
<u>Tuesday</u>				
	9 a.m. – 6 p.m.	C	Administration	20 Adults
<u>Wednesday</u>				
	9 a.m. – 6 p.m.	C	Administration	20 Adults
	7:30 p.m. – 9 p.m.	C	Church Service	400 Adults
	7:30 p.m. – 9 p.m.	D	Church Service	100 – K-12
<u>Thursday</u>				
	9 a.m. – 6 p.m.	C	Administration	20 Adults
<u>Friday</u>				
	9 a.m. – 6 p.m.	C	Administration	20 Adults
	7:30 p.m. – 9 p.m.	C	Study Classes	150 Adults
		D	Study Classes	450 Adults
	7:30 p.m. – 9 p.m.	D	Study Classes	150 – K-12
<u>Saturday</u>				
	9 a.m. – 6 p.m.	C	Administration	20 Adults
	9 a.m. – 6 p.m.	B	Various	200 - 500 Adults
<u>Sunday</u>				
	9 a.m. – 6 p.m.	B	Various	150 – K-12 / Adults
	10:00 a.m. – 11:00 a.m.	C	Church Service	1000 – 1500 Adults
	10:00 a.m. – 11:00 a.m.	D	Church Service	350 – K-12
	11:00 a.m. – 2:00 p.m.	C	Study Classes	200 Adults
		D	Study Classes	500 Adults
	11:00 a.m. – 3:00 p.m.	D	Study Classes	250 – K-12

EXHIBIT 3

Program Summaries

Building B 995 Montague
Program Summary
First Floor 22,847 SF GROSS

1

Phase	Space Name	Occupant	SF/	SF	Number of	SF	SF	REMARKS
		Load	Person	Required	Rooms	Requested	TOTAL	
3	Gymnasium/ Fitness	500	15	7,500	1	6,018	7,500	Basketball and volleyball courts, fitness rm, jogging course
3	People with disabilities	300		1,500	1	1,604	1,500	
3	Community Center	350		1,600	1	3,813	1,600	Service center for Korean community
3	Ethnic Minorities	350		1,600	1	3,600	1,600	New churches of ethnic minorities
3	Praise Hall	600		4,300	1	5,282	4,300	
3	Concert Hall	150		1,500	1	2,481	1,500	
3	Thrifty Shop			1,100	1	1,804	1,100	
SUBTOTAL - UNASSIGNED		1,750		19,100	7	24,470	19,250	
SUBTOTAL - ASSIGNED								
SUBTOTAL							19,250	
	Electric Room						337	
	Stairs/ Elevator						427	
3	Restroom Core			750	1		750	
	Circulation				0.10		2,083	
TOTAL								22,847

Second Floor 15,196 SF GROSS

2

Phase	Space Name	Occupant	SF/	SF	Number of	SF	SF	REMARKS
		Load	Person	Required	Rooms	Requested	TOTAL	
3	Game Room	50	40	2,000	1	2,130	2,000	Games for children
3	Small Multi-purpose	200	20	4,000	1	3,879	4,000	
3	Mission Training	300		4,200	1	3,660	4,200	Evangelism/ Mission training for lay people
3	Church History Room	50		1,750	1	1,604	1,750	
SUBTOTAL - UNASSIGNED		550		11,950	4	11,412	13,127	
SUBTOTAL - ASSIGNED								
SUBTOTAL							13,127	
3	Restroom Core			750	1		750	
	Floor Opening			7,500	1		7,850	
	Stairs/ Elevator						427	
	Circulation				0.10		2,060	
TOTAL								15,196

EXHIBIT 3

Program Summaries

Building C 1201 Montague
Program Summary
First Floor 31,305 SF GROSS

1

Phase	Space Name	Occupant Load	SF/Person	SF Required	Number of Rooms	SF Requested	SF TOTAL	REMARKS
1	Entry/Reception	800-1,000	2	1,500	1	107	1,500	
1	Main Sanctuary	800-1,000	10	10,000	1	12,059	10,000	
1	Raised Platform			600	1		600	
1	Choir Room	30		1,100	1	1,804	1,100	
1	Womens Fellowship Room	100	15	1,100	1	1,804	1,100	
1	Mens Fellowship Room	100	15	1,200	1	1,804	1,200	
1	Toddler	20		395	4	1,213	1,540	Special rooms for preschool and newly born children
1	Prayer Room	1	80	80	10	1,719	800	
1	Ministries Offices	1	150	120	15	2,578	1,800	
1	Copy Room			450	1	428	450	
2	Department Offices	1	150	120	20	2,578	2,400	
2	Book Store			1,200	1	1,804	1,200	
2	Coffee Shop	150		2,500	1	2,824	2,500	
SUBTOTAL - UNASSIGNED		1,403		18,635	57	28,617	25,960	
SUBTOTAL - ASSIGNED								
SUBTOTAL							25,960	
	Electric Room						358	
	Stairs/ Elevator						430	
1	Restroom Core			1,050	1		1,050	
	Circulation				0 12		3,477	
TOTAL							31,305	

Second Floor 24,584 SF GROSS

2

Phase	Space Name	Occupant Load	SF/Person	SF Required	Number of Rooms	SF Requested	SF TOTAL	REMARKS
1	Main Sanctuary	400-500	10	5,000	1	8,096	5,000	
1	Internet/ Studio (Broadcasting)			450	1	428	450	
1	Computer Room			450	1	428	450	
2	Seminar	120	10	1,200	2	3,423	2,400	
2	Youth Center	200		2,200	1	2,481	2,200	
2	Large Multi-purpose Room	600		6,400	1	5,620	5,400	
2	Conference Room	100		800	4	1,628	2,400	
2	Prayer/ Mission	150		1,200	1	1,804	1,200	
2	Prayer Room	10		250	5	3,209	1,250	
2	Adult Library	50		850	1	1,070	850	
SUBTOTAL - UNASSIGNED		1,730		17,400	18	28,285	21,400	
SUBTOTAL - ASSIGNED								
SUBTOTAL							14,880	
	Stairs/ Elevator						430	
1	Restroom Core			750	1		750	
1	Floor Opening			6,720	1		6,720	
	Circulation				0 09		2,004	
TOTAL							24,584	

EXHIBIT 3

Program Summaries

Building D 1225 Montague
Program Summary
First Floor 31,512 SF GROSS

1

Phase	Space Name	Occupant Load	SF/Person	SF Required	Number of Rooms	SF Requested	SF TOTAL	REMARKS
	Cafeteria 1	300		3,000	1	3,529	3,000	
	1 Pre-Elementary (4-8) Classroom	200	10	2,000	10	2,481	2,000	
	1 Children's Classrooms	20		385	20	8,084	7,700	
	1 3-K Classrooms	20		385	4		1,540	
	1 Indoor Playground			1,200	1		1,200	
	2 Cafeteria Expansion	400		1,900	1	3,528	1,900	
	2 Library for children	50	15	750	1	1,070	750	
	2 Medium Sanctuary	350		2,500	1	1,213	2,500	
	3 Children's Classrooms	20		385	8	6,084	3,080	
	SUBTOTAL - UNASSIGNED	1,380		10,705	47	23,850	23,870	
	SUBTOTAL - ASSIGNED						23,870	
	SUBTOTAL							
	1 Restroom Core			750	1		750	
	Electric Room						350	
	Stairs/ Elevator						430	
	Circulation				0.24		6,312	
	TOTAL						31,512	

Second Floor 31,512 SF GROSS

2

Phase	Space Name	Occupant Load	SF/Person	SF Required	Number of Rooms	SF Requested	SF TOTAL	REMARKS
	1 Adult Classrooms	20		385	30	8,098	11,550	
	1 High School	200	10	2,000	1	2,481	2,000	
	1 Middle School	200	10	2,000	1	2,481	2,000	
	2 Small Sanctuary	120	10	1,400	1	1,718	1,400	
	3 Adult Classrooms	20		385	18	15,161	6,930	
	SUBTOTAL - UNASSIGNED	580		8,170	51	30,938	23,880	
	SUBTOTAL - ASSIGNED						23,980	
	SUBTOTAL							
	Stairs/ Elevator						430	
	1 Restroom Core			750	1		750	
	Circulation				0.25		6,452	
	TOTAL						31,512	

EXHIBIT 4

DESCRIPTION OF PROGRAM FUNCTIONS

The Korean Church's functions and services accommodate the church's parishioners. The functions are not for public use. Program elements such as the cafeteria, libraries, coffee shop, gymnasium, and thrift shops are for parishioners' use only. All functions become accessory uses for the occupants before and after the religious service.

Program/Function/Description

Operational Schedule

BUILDING B FIRST FLOOR – 995 MONTAGUE COURT

Gymnasium/Fitness

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Indoor basketball and volleyball courts, fitness (aerobic and weights) rooms, jogging course.

Multipurpose Hall

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Fitness seminars, gathering space utilized as an accessory use for functions in Building B.

Community Center

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Seminar function area utilized as an accessory use for the parishioners relative to community and service topics.

Ethnic Minorities

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Accessory meeting room for volunteer and support services for the parishioners.

Praise Hall

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Accessory gathering space utilized prior to and after religious services. The purpose is to have an area that permits parishioners to pray as a group.

Concert Hall

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Musical recitals, shows, and performances by congregation members and visiting artists.

Thrift Shop

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Donated materials that will be shared and distributed to the parishioners. The function is not open to the public.

Program/Function/Description

Operational Schedule

BUILDING B – SECOND FLOOR – 995 MONTAGUE COURT

Game Room

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Function which houses such activities as chess and checkers, table top tennis, pool and billiards and shuffleboard.

Small Multipurpose Room

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Break out area for seminars and lectures prior to and after religious service.

Mission Training

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Training for parishioners to prepare them to embark on foreign mission journeys.

Church History Room

Sunday 9:00 am – 6:00 pm
Saturday 9:00 am – 6:00 pm

Exhibit area dedicated to the preservation and presentation of church art, artifacts and books.

Program/Function/Description

Operational Schedule

BUILDING C – FIRST FLOOR – 1201 MONTAQUE COURT

Entry/Reception

Sunday 9:00 am – 6:00 pm
Wednesday 7:30 pm–9:30 pm

Entry and Staging Area for Main Sanctuary

Main Sanctuary

Sunday 9:00 am – 6:00 pm
Wednesday 7:30 pm-9:30 pm

Religious Congregation Service

Function for parishioners

Raised Platform

Alter function for the main sanctuary

Choir Room

Sunday 9:00 am – 6:00 pm
Wednesday 7:30 pm – 9:30 pm
Friday 7:30 pm – 9:30 pm

Vocalist group function during religious service.

Women's Fellowship Room

Sunday 9:00 am – 6:00 pm
Friday 7:30 pm – 9:30 pm

Women's organization that focuses on the needs of the church and its parishioners.

Men's Fellowship Room

Sunday 9:00 am – 6:00 pm
Friday 7:30 pm – 9:30 pm

Men's organization that focuses on the needs of the church and its parishioners.

Toddler Room

Sunday 9:00 am – 6:00 pm
Wednesday 7:30 am-9:30 pm

Special rooms for preschool and infant children during religious service.

Prayer Room

Sunday 9:00 am – 6:00 pm
Wednesday 7:30-9:30 pm

Special rooms for individuals to pray, contemplate and meditate.

Minister's Offices

Offices to accommodate church leadership

Tues.-Sun. 9:00 am-6:00 pm

Copy Room

Administrative support function which would include Xerox and facsimile machines. Will function as a mailroom.

Tues. – Sun. 9:00 am-6:00 pm

Department Offices

Offices associates with the different church functions.

Tues. – Sun. 9:00 am-6:00 pm

Program/Function/Description

Operational Schedule

BUILDING C – FIRST FLOOR (cont.)

Bookstore

Sunday 9:00 am – 6:00 pm
Wednesday 7:30-9:30 pm
Friday 7:30 pm – 9:30 pm

Parishioners' Bookstore

Coffee Shop

Sunday 9:00 am – 6:00 pm
Wednesday 7:30 – 9:30 pm
Friday 7:30 pm – 9:30 pm

Accessory use refreshment function for parishioners prior to and after religious service.

BUILDING C – SECOND FLOOR – 1201 MONTAGUE COURT

Main Sanctuary

Sunday 9:00 am – 6:00 pm
Wednesday 7:30-9:30 pm

Religious service function.

Internet/Studio (broadcasting)

Sunday 9:00 am – 6:00 pm
Wednesday 7:30-9:30 pm

Function to broadcast religious serviced via radio. Potential television broadcasts.

Computer Server Room

Tues. – Sun. 9:00 am-6:00 pm

Main server room for networking and administrative functions.

Seminar Room

Sunday 9:00 am – 6:00 pm
Wednesday 7:30-9:30 pm

In-depth study and discussion groups relative to religious service.

Large Multi-purpose Room

Sunday 9:00 am – 6:00 pm

Breakout room for parishioners prior to and after religious service.

Conference Room

Sunday 9:00 am – 6:00 pm
Wednesday 7:30-9:30 pm

Smaller breakout room for parishioners prior to and after religious service.

Prayer/Mission Room

Sunday 9:00 am – 6:00 pm
Wednesday 7:30-9:30 pm

Training and prayer activities for parishioners to prepare themselves for embarking on missionary pursuits.

Prayer Room

Sunday 9:00 am – 6:00 pm
Wednesday 7:30-9:30 pm

Special rooms for small groups to pray, contemplate and meditate.

Adult Library

Sunday 9:00 am – 6:00 pm
Friday 7:30 pm – 9:30 pm

Library function for adult parishioners.

Program/Function/Description

Operational Schedule

BUILDING D – FIRST FLOOR – 1225 MONTAGUE COURT

Cafeteria I

Food service for parishioners prior to and after religious service.

Sunday 9:00 am – 6:00 pm
Wednesday 7:30 am – 9:30 pm

Pre-Elementary/Children's Classroom

Classroom for housing 20 children (4-8 years old) for religious education purposes.

Sunday 9:00 am – 6:00 pm
Friday 7:30 pm – 9:30 pm

Indoor Playground

Similar to a game room for ages 4-18 years old.

Sunday 9:00 am – 6:00 pm

Library for Children

Library function for parishioners (ages 4-18 years old).

Sunday 9:00 am – 6:00 pm

Medium Sanctuary

Religious service function for parishioners (ages 4-18 years old).

Sunday 9:00 am – 6:00 pm
Wednesday 7:30 am – 9:30 pm

BUILDING D - SECOND FLOOR – 1225 MONTAGUE COURT

Adult Classrooms

Classroom housing 20 adults for religious education purposes.

Sunday 9:00 am – 6:00 pm
Friday 7:30 pm – 9:30 pm

High School

Gathering/breakout area for religious educational programs.
Occupants are between the ages of 14-18 years old.

Sunday 9:00 am – 6:00 pm
Friday 7:30 pm – 9:30 pm

Middle School

Gathering/breakout area for religious educational programs.
Occupants are between the ages of 10-14 years old.

Sunday 9:00 am – 6:00 pm
Friday 7:30 pm – 9:30 pm

Small Sanctuary

Religious service function.

Sunday 9:00 am – 6:00 pm
Wednesday 7:30 am – 9:30 pm



CITY OF MILPITAS

Mailing Address: 455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov
Temporary Location: 1210 Great Mall Drive

MITIGATED NEGATIVE DECLARATION **ENVIRONMENTAL IMPACT ASSESSMENT (EIA) NO. EA2003-12**

A NOTICE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED (PUBLIC RESOURCES CODE 21,000 ET SEQ.), THAT THE KOREAN FIRST BAPTIST CHURCH, WHEN IMPLEMENTED WITH THE REQUIRED MITIGATIONS, WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Project Title: Korean First Baptist Church

Project Description: Operate a church in three vacant industrial buildings, with a total of 167,900 square feet, located in the Fleming Business Park.

Project Location: A 9.78 acre site located at 995, 1201 and 1225 Montague Expressway, within the City of Milpitas, County of Santa Clara. Assessor's Parcel Numbers: 086-31-058 and 086-31-059.

Project Proponent: Arc Tec, Inc., 2960 East Northern Avenue, Building C, Phoenix, AZ 85028-4800.

The City of Milpitas has reviewed the Environmental Impact Assessment for the above project based on the information contained in the Environmental Information Form and the Initial Study and finds that the project will have no significant impact upon the environment with the implementation of the following mitigation measures, as recommended in the EIA.

Required Mitigation Measures:

Mitigation Measure 1 (Previously approved mitigation measures modified for this proposal):

The applicant shall design, as outlined within the Risk Assessment, an airborne chemical monitoring system (sensors), with detection and response/notification capabilities. Additionally, each building shall have an in-place communication system for notifying occupants via pre-recorded message in the event of an incident and then directing them on emergency procedures to follow. Part of each building response system will also include a ventilation system which will be designed to calculate the airflow and air exchanges within the building in the event of an incident. A risk reduction plan outlining the operational aspects of this system shall be submitted to the Fire Department for review and approval, prior to building permit issuance. An agreement to annually test, update and maintain this monitoring, detection and response system shall be included within this plan.

Mitigation Measure 2 (Previously approved mitigation measures modified for this proposal):

The applicant shall prepare, to the satisfaction of the City's Fire Department, an Emergency Action Plan for all buildings on-site which recognizes the nature of risks at the project site and in the industrial area surrounding the project site. Such a plan shall describe the evacuation/shelter-in-place programs and all related emergency procedures. The Emergency Action Plan shall include measures to protect all church patrons and employees who are on facility premises, both inside and outside buildings at the time of a detection and subsequent alarm. This plan shall also include provisions for emergency supplies. The development of the plan is the responsibility of the applicant and shall be approved prior to building permit issuance. Proper implementation of this plan on an on-going basis shall be achieved by the property owner, to the satisfaction of the City's Fire Department, by submitting proof, on an annual basis, which indicates training and outreach to all church patrons and employees have occurred.

Mitigation Measure 3 (Previously approved mitigation measures modified for this proposal):

—The applicant shall update, to the satisfaction of the city's Fire Department, the Emergency Action Plan on an annual basis. This update shall be conducted by a qualified third party safety consultant and shall be coordinated with the City's Fire Department in order to assure continuity of the implementation of the plan.

Copies of the E.I.F. and E.I.A. may be obtained at the Milpitas Planning Department, 455 E. Calaveras Boulevard, Milpitas, CA 95035.

By: Kim Duncan
Project Planner

Forward to the County Clerk on this 23 day of December 2003

By Kim Duncan

Approved by the Planning Commission

_____ day of _____, 2003



ENVIRONMENTAL IMPACT ASSESSMENT NO: EA2003-12

Planning Division

455 E. Calaveras Blvd., Milpitas, CA 95035

(408) 586-3279

Prepared by: Kim Duncan December 19, 2003

date =

Title: Junior Planner

1. Project title: USE PERMIT: P-UP2003-48; ENVIRONMENTAL ASSESSMENT: P-EA2003-12
2. Lead Agency Name and Address: CITY OF MILPITAS, 455 E. CALAVERAS BOULEVARD, MILPITAS, CA 95035
2. Project location: 995, 1201 AND 1225 MONTAGUE EXPRESSWAY (APN: 86-31-058 AND 086-31-059)
3. Project sponsor's name and address:
ARC TEC, INC, 2960 EAST NORTHERN AVENUE, BUILDING C. PHOENIX, AZ 85028
4. General plan designation: Manufacturing and Warehousing 5. Zoning: M2-Heavy Industrial
6. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
Operation of a church in three vacant industrial buildings, totaling 167,900 square feet, to include sanctuary, classrooms, cafeteria, library, community center and offices.
7. Surrounding land uses and setting: Briefly describe the project's surroundings:
Land use to the north, west and south of the project site is primarily industrial warehousing of such uses as food distributors, moving company, office furniture storage, as well as industrial businesses. The project site is bound on the east by Interstate 680 and to the south by Montague Expressway. This project site is in the Midtown Specific Plan area.
8. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |

☐ Utilities / Service Systems

☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Date: _____

Project Planner

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

WILL THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
I. AESTHETICS:						
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11,13

WILL THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	

III. AIR QUALITY: (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations). Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18
IV. BIOLOGICAL RESOURCES: Would the project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Games or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish & Games or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18

WILL THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 18
V. CULTURAL RESOURCES: Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 15, 16, 18
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11, 15, 16
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11
VI. GEOLOGY AND SOILS: Would the project:						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 11

WILL THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 11
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 11
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 11
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 11
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 11
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
VII. HAZARDS AND HAZARDOUS MATERIALS:						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18, 26
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2

WILL THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
d) Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
VIII. HYDROLOGY AND WATER QUALITY:						
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18, 23
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18

WILL THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11,13
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
X. MINERAL RESOURCES:						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
XI. NOISE:						
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
d) A substantial temporary or periodic in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11

WILL THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as it relates to C3 regulations for development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18, 20
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18, 20
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18, 20
IX. LAND USE AND PLANNING:						
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11,13

WILL THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
XII. POPULATION AND HOUSING:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18
XIII. PUBLIC SERVICES:						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? Police protection? Schools? Parks? Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26
XIV. RECREATION:						

WILL THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have been an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
XV. TRANSPORTATION/TRAFFIC: Would the project:						
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,11,18
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,4,11,18
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 4, 18
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,13

WILL THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21, 22
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	23
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:						
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13 18
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2,18,26

ENVIRONMENTAL IMPACT ASSESSMENT
SOURCE KEY

1. Environmental Information Form submitted by applicant
2. Project plans
3. Site Specific Geologic Report submitted by applicant
4. Traffic Impact Analysis submitted by applicant
5. Acoustical Report submitted by applicant
6. Archaeological Reconnaissance Report submitted by applicant
7. Other EIA or EIR (appropriate excerpts attached)
8. Alquist-Priolo Special Studies Zones Maps
9. BAAQMD Guidelines for Assessing Impacts of Projects and Plans
10. Santa Clara Valley Water District
11. Milpitas General Plan Map and Text
12. Milpitas Midtown Specific Plan Map and Text
13. Zoning Ordinance and Map
14. Aerial Photos
15. Register of Cultural Resources in Milpitas
16. Inventory of Potential Cultural Resources in Milpitas
17. Field Inspection
18. Planner's Knowledge of Area
19. Experience with other project of this size and nature
20. Flood Insurance Rate Map, September 1998
21. June 1994 Water Master Plan
22. June 1994 Sewer Master Plan
23. July 2001, Storm Master Plan
24. Bikeway Master Plan
25. Trails Master Plan
26. Other Milpitas Fire Division



CITY OF MILPITAS

Mailing Address: 455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov
Temporary Location: 1210 Great Mall Drive

KOREAN FIRST BAPTIST CHURCH ENVIRONMENTAL IMPACT ASSESSMENT (EA2003-12) INITIAL STUDY

Project Description:

The proposed project is the operation of a church in three vacant industrial buildings located at the Fleming Business Park. The project will include one 38,043 square foot 2-story building located on the western portion of the site (Building B), one 55,889 square foot 2-story building (Building C) located northeast on the site, and one 63,024 square foot 2-story building located on the east portion of the site. Building B will serve as a multi-purpose building and includes such uses as a gymnasium, community center, multipurpose hall, concert hall, thrift shop, and game room. Building C will serve as the main administrative and adult sanctuary building with sanctuaries on both floors, bookstore, coffee shop, conference rooms and adult library. Building D will serve as the primary adult and children religious education building that includes classrooms for all ages, as well as children's library, indoor playground and cafeteria. All proposed uses will be for parish patron use only and not for any commercial retail uses. Though religious instruction will be provided, the project will not be operating as a school, as defined in the Milpitas Zoning Ordinance, Section 2.69 (institutions that offer instruction required for public schools by the California State Education Code). The proposed hours of operation will primarily be two weekday evenings, as well as all day on weekends. No exterior building modifications are proposed and the application does not require any modifications to existing provided parking.

The project site consists of two adjoining parcels located at the northwest corner of Interstate 680, fronting onto Montague Expressway, in the Fleming Business Park. Each parcel is developed with two research and development buildings that have remained vacant since building construction in 2000. Two of the subject buildings are located on the parcel to the east and the third subject building is located on the western parcel. A centrally located driveway between the two parcels provides primary two-way circulation access to the business park from Montague Expressway. Directly north of the project site are industrial buildings occupied by tenants such as a food storage facility, moving company and office furniture storage warehouse. Directly west of the project site is a vacant chemical production plant. The project site is located within the Midtown Specific Plan Area, is designated by the Milpitas General Plan as Manufacturing and Warehousing, and is currently zoned M2 (Heavy Industrial).

Responses Needing Clarification and Responses to Less Than Significant and Mitigated Impacts

Listed below are responses to all answers which need clarification or were checked "less than significant" and "less than significant with mitigation" on the checklist (Part II of this Initial Study). Responses here are presented in the same order in which they appear on the checklist:

Hazards and Hazardous Materials

Response to Question VII.b:

The project site is located within an existing heavy industrial district which hosts businesses that transport, store and utilize various hazardous materials. The proposed project will introduce a sensitive population with low adult-child ratio to potential exposure of hazardous materials upon an accidental exposure event. However, the peak hours of operation for the project are primarily two evenings a week, and all day on weekends. Therefore, the limited hours of operation for the proposed project will minimize sensitive receptor exposure to hazardous materials from nearby industrial activities during normal daytime operations.

In addition, a Risk Assessment was prepared for the original Fleming Business Park redevelopment in November 18, 1996. The assessment outlined the most significant potential impacts for this site to be those which are created from an incident involving toxic substances generated from neighboring industrial properties, as well as transport trucks utilizing adjacent roadways. According to a hazardous materials survey submitted by Enviro Safetech (December 22, 2003), ammonia release is currently the only potentially significant impact identified in the area. The Risk Assessment determined potential impacts from these off-site risks can be reduced to a non-significant level by installation and maintenance of a monitoring, detection and response system, combined with emergency preparedness plans. Mitigation measures implemented for the Fleming Business Park included an airborne chemical monitoring system (sensors), with detection and response/notification capabilities, in-place notification communication system, air flow/exchange ventilation systems, risk reduction plan, Site Emergency Preparedness Plan (describing evacuation/shelter-in-place programs) and annual updates of the Site Emergency Preparedness Plan. The project applicant will be required to update the Emergency Action Plan for the proposed use and submit to the Fire Department for review and approval. The previously approved mitigation measures for Fleming Business Park, off-hours operation of the proposed project that will be specified in the Use Permit, and a use-specific update of the Emergency Action Plan will reduce the potential impacts to *less than significant with mitigation incorporation*.

Mitigation Measure 1 (Previously approved mitigation measures modified for this proposal):

The applicant shall design, as outlined within the Risk Assessment, an airborne chemical monitoring system (sensors), with detection and response/notification capabilities. Additionally, each building shall have an in-place communication system for notifying occupants via pre-recorded message in the event of an incident and then directing them on emergency procedures to follow. Part of each building response system will also include a ventilation system which will be designed to calculate the airflow and air exchanges within the building in the event of an incident. A risk reduction plan outlining the operational aspects of this system shall be submitted to the Fire Department for review and approval, prior to building permit issuance. An agreement to annually test, update and maintain this monitoring, detection and response system shall be included within this plan.

Mitigation Measure 2 (Previously approved mitigation measures modified for this proposal):

The applicant shall prepare, to the satisfaction of the City's Fire Department, an Emergency Action Plan for all buildings on-site which recognizes the nature of risks at the project site and in the industrial area surrounding the project site. Such a plan shall describe the evacuation/shelter-in-place programs and all related emergency procedures. The Emergency Action Plan shall include measures to protect all church patrons and employees who are on facility premises, both inside and outside buildings at the time of a detection and subsequent alarm. This plan shall also include provisions for emergency supplies. The development of the plan is the responsibility of the applicant and shall be approved prior to building permit issuance. Proper implementation of this plan on an on-going basis shall be achieved by the property owner, to the satisfaction of the City's Fire Department, by submitting proof, on an annual basis, which indicates training and outreach to all church patrons and employees have occurred.

Mitigation Measure 3 (Previously approved mitigation measures modified for this proposal):

The applicant shall update, to the satisfaction of the city's Fire Department, the Emergency Action Plan on an annual basis. This update shall be conducted by a qualified third party safety consultant and shall be coordinated with the City's Fire Department in order to assure continuity of the implementation of the plan.

Transportation/Traffic

Response to Questions XV.a and d:

The project site is located on two parcels within an existing heavy industrial zoned district and adjacent to businesses that utilize trucking operations for transport. Primary access to Fleming Business Park is from Montague Expressway with secondary access from Sinclair Frontage Road. The existing driveway off Montague Expressway is centrally located between the two parcels and provides two-way circulation and access to all parking areas, as well as the interior and perimeter of the parcels. Pedestrian access across the main entryway is located between Building B and Building C by a crosswalk constructed of scored, red pavers.

According to a traffic analysis submitted by the applicant, the church use will generate less off-site traffic during peak hours than a research and development use. While the church would be sharing a driveway with warehouses that generate truck traffic, there is very little truck traffic on weekends when the church would be busiest. In addition, the peak hours of truck traffic in the area are primarily during the daytime when area industrial businesses are in operation. However, activities of the proposed project are primarily two evenings a week and on weekends. It is anticipated that the off-hours operation of the proposed project will not substantially increase traffic in relation to the existing traffic load and the impact of church patron exposure to trucking traffic will be *less than significant*.

Mandatory Findings of Significance

Response to Question XVII.c:

The project's potential for adverse effects on humans were discussed under Hazards and Hazardous Materials and Transportation/Traffic and mitigation measures were identified for potentially significant hazardous materials impacts.

MITIGATION MONITORING PROGRAM

KOREAN FIRST BAPTIST CHURCH AT 995, 1201, 1225 MONTAGUE EXPRESSWAY ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2003-12 (USE PERMIT NO. UP2003-48)

Mitigation Measure	Implementation, Responsibility & timing	Monitoring Responsibility	Shown on Plans	Verified Implement.	Remarks
Mitigation Measure 1: <i>The applicant shall design, as outlined within the Risk Assessment, an airborne chemical monitoring system (sensors), with detection and response/notification capabilities. Additionally, each building shall have an in-place communication system for notifying occupants via pre-recorded message in the event of an incident and then directing them on emergency procedures to follow. Part of each building response system will also include a ventilation system which will be designed to calculate the airflow and air exchanges within the building in the event of an incident. A risk reduction plan outlining the operational aspects of this system shall be submitted to the Fire Department for review and approval, prior to building permit issuance. An agreement to annually test, update and maintain this monitoring, detection and response system shall be included within this plan.</i>	<i>Responsibility: Applicant Timing: Prior to issuance of any building permits.</i>	<i>Responsibility: Fire Division</i>	<div style="border-bottom: 1px solid black; text-align: center;">initials</div> <div style="border-bottom: 1px solid black; text-align: center;">date</div>	<div style="border-bottom: 1px solid black; text-align: center;">initials</div> <div style="border-bottom: 1px solid black; text-align: center;">date</div>	
Mitigation Measure 2: <i>The applicant shall prepare, to the satisfaction of the City's Fire Department, an Emergency Action Plan for all buildings on-site which recognizes the nature of risks at the project site and in the industrial area surrounding the project site. Such a plan shall describe the evacuation/shelter-in-place programs and all related emergency procedures. The Emergency Action Plan shall include measures to protect all church patrons and employees who are on facility premises, both inside and outside buildings at the time of a detection and subsequent alarm. This plan shall also include provisions for emergency supplies. The development of the plan is the responsibility of the applicant and shall be approved prior to building permit issuance. Proper implementation of this plan on an on-going basis shall be achieved by the property owner, to the satisfaction of the City's Fire Department, by submitting proof, on an annual basis, which indicates training and outreach to all church patrons and employees have occurred.</i>	<i>Responsibility: Applicant Timing: Prior to issuance of any building permits.</i>	<i>Responsibility: Fire Division</i>	<div style="border-bottom: 1px solid black; text-align: center;">initials</div> <div style="border-bottom: 1px solid black; text-align: center;">date</div>	<div style="border-bottom: 1px solid black; text-align: center;">initials</div> <div style="border-bottom: 1px solid black; text-align: center;">date</div>	

<p><u>Mitigation Measure 3:</u> <i>The applicant shall update, to the satisfaction of the city's Fire Department, the Emergency Action Plan on an annual basis. This update shall be conducted by a qualified third party safety consultant and shall be coordinated with the City's Fire Department in order to assure continuity of the implementation of the plan.</i></p>	<p><i>Responsibility:</i> Applicant <i>Timing:</i> Prior to issuance of any building permits</p>	<p><i>Responsibility:</i> Fire Division</p>	<div>initials</div> <div>date</div>	<div>initials</div> <div>date</div>	
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